

Win-Win Properties, LLC
9002 Chimney Rock Rd, G-325, Houston, TX 77096

Single-Family Home Rental Requirements:

- Income must be at least 3x the monthly rent
 - This is Gross Wages if applicant is an employee
 - This is Net Income if independent contractor or self-employed
- Must provide verifiable rental history – landlord will be contacted
- Must provide verifiable income – paycheck stubs (employee) or tax returns (independent contractor / self-employed)
- Security Deposit will be equal to one month's rent (see credit note below)
- Credit Score under 650 subject to detailed credit review, and, if approved, tenant may be required to pay double deposit
- Pet Policy (if applicable)
 - No aggressive or mixed aggressive breeds
 - All pets subject to case-by-case acceptance
 - Pet fee (non-refundable) and pet deposit apply
- No Evictions within last 8 years
- No Felonies within last 8 years
- No Misdemeanors within last 4 years
- No Registered Sex Offenders
- Incomplete applications will be denied
- Each applicant 18+ years old must complete an application
- Each applicant 18+ years must complete the online Smartmove.com credit/background/eviction process and pay associated fee
- Be aware that Landlord will *actively monitor for sub-leasing violations*, and if found, would result in *immediate termination of the lease*, forfeiture of deposits, and acceleration of all remaining rent.

